

ARTICLE III. DISTRICTS ESTABLISHED

Within Ravalli County zoning districts are hereby established and are shown on the Official Zoning Map described in Section __ of these Zoning Regulations. Section __ and all following sections through to the end of these Regulations set forth the specific requirements which must be met by any proposed building, structure or use located within each district.

SECTION __. INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty may exist as to the location of district boundaries as shown on the Official Zoning Map, the following rules shall apply in interpreting the nearest logical line to that shown.

1. Boundaries shall be constructed as following the centerline of streets, roadways, highways or alleys.
2. Boundaries shall be constructed as following the centerline of streams, rivers, major canals and ditches.
3. Boundaries shall be constructed as following a line midway between the main tracks of a railroad right-of-way.
4. Boundaries shall be constructed as following platted lot lines.
5. Boundaries shall be constructed as following the boundaries of an incorporated city limits.
6. Boundaries shall be constructed as parallel to or extensions of features indicated on the Official Zoning Map.
7. Where physical or cultural features existing on the ground are different from those shown on the Official Zoning Map, or where circumstances arise not covered by the rules above, the Board of Adjustment shall interpret the district boundaries.

SECTION __. DISTRICTS

The following Zoning Districts are established.

1. OL. Open lands with a residential density of one (1) unit per one hundred sixty (160) acres (1/160 a.) and also allowing for agricultural uses and open space.
2. AG. Agricultural with a residential dwelling unit density of one (1) unit per eighty (80) acres (1/80 a.) and also allowing for agricultural uses.
3. AG-R. Agricultural-Residential with allowed average dwelling unit density of one (1) unit per (40) acres (1/40 a.) and also allowing for agricultural uses.
4. RR-1. Rural Residential District with a dwelling unit density of one (1) unit per ten (10) acres (1/10 a.).
5. RR-2. Rural Residential District with a dwelling unit density of one (1) unit per five (5)

acres (1/5 a.).

6. R-1. Low Density Residential District with a dwelling unit density of one (1) unit per one (1) acre (1/1 a.).
7. R-2. Medium Density Residential District with a dwelling unit density of five (5) units per one (1) acre (5/1 a.).
8. R-3. High Density Residential District with a dwelling unit density of twenty (20) units per one (1) acre (20/1 a.).
9. NC. Neighborhood Commercial District allowing for a mix of light commercial and residential uses.
10. C. Commercial District allowing for business and commercial uses, as well as residential uses.
11. I. Industrial District allowing for heavy industry.
12. INS. Institutions District allows for schools, institutional buildings, federal or other extensive facilities.

SECTION __. OPEN LANDS. OL (1/160 a.).

A. Purpose

This district is intended to be an option that property owners can voluntarily utilize to protect their land as open lands. It recognizes land that may contain a few residential homes or other uses, but is primarily agricultural, forest, or undeveloped private open land. This land may have at one time been used as agricultural land, forest land, pasture, hunting, or recreational lands or just as an open buffer area. In some cases it may be steep, rocky, riparian or otherwise currently economically unsuitable or marginally suitable for development or normally profitable commercial agricultural production. However, it may have significant value as just open space, wildlife refuge, riparian areas, wildlife corridors, hunting or other recreational uses. Or it may be land that its owners wish to protect and preserve for future generations as undeveloped natural open spaces. It may have been previously farmed and/or it may be currently farmed in a marginal and unprofitable way. It should not be available for additional residential development, which averages more than one dwelling unit per 160 acres.

B. Space and Bulk Requirements.

1. Maximum density One (1) dwelling unit per one hundred sixty (160) acres.
2. Minimum lot size None.

3. Minimum yard setbacks
 - a. Front Twenty-five (25) feet.
 - b. Side Fifteen (15) feet.
 - c. Rear Twenty-five (25) feet.
 - d. Buildings used for raising or housing livestock or fowl shall be set back three hundred (300) feet from any dwelling of human habitation under separate ownership or on a separate lot, one hundred (100) feet from the high water mark of any watercourse and fifty (50) feet from any property line or edge of road easement, whichever is closer.
 - e. Other accessory buildings may have a reduced side and rear minimum yard setback of fifteen (15) feet.
4. Maximum structure height None.

C. Permitted Uses

1. Accessory buildings and uses related to permitted uses.
2. Agricultural activities.
3. Bed and breakfast establishments.
4. Campgrounds.
5. Community residential facilities serving eight (8) or fewer persons.
6. Daycare homes serving twelve (12) or fewer persons.
7. Dwellings, single family.
8. Guest ranches.
9. Home occupations.
10. Outdoor recreational activities, non-developed.
11. Parks.
12. Recreational vehicle parks.

D. Conditional Uses.

1. Commercial agricultural processing and storage facilities. On lots or combinations of contiguous lots under common ownership that are forty (40) acres or greater in size, facilities for the commercial processing and storage of agricultural products such as packing plants, canneries, milk plants, and warehouses that are accessory to agricultural uses.
2. Commercial kennels on lots or combinations of contiguous lots under common ownership that are ten (10) acres or greater in size.
3. Community residential facilities serving nine (9) or more persons.
4. Daycare centers serving thirteen (13) or more persons.
5. Feed stores and associated feed storage facilities.
6. Golf courses, playfields, tennis courts, and other recreational facilities for games and sports.
7. Mining operations such as gravel pits.
8. Planned Unit Developments.

SECTION __. AGRICULTURAL. (A, 1/80 a.)**A. Purpose**

This district recognizes land use, which is devoted to agricultural operations and the production of agricultural commodities. This classification encourages the continuing use of land for natural resource production; protects opens lands not capable of supporting urbanized development due to biologic, physiographic or hydrologic constraints; protects open lands from untimely development, which tends to hamper sound resource production and to increase expenditures of public funds for supplying public services.

B. Space and Bulk Requirements.

1. Maximum density One (1) dwelling unit per eighty (80) acres.
2. Minimum lot size One (1) acre.
3. Minimum yard setbacks
 - a. Front Fifty (50) feet.
 - b. Side Fifty (50) feet.
 - c. Rear Fifty (50) feet.
 - d. Buildings used for raising or housing livestock or fowl shall be set back one hundred (100) feet from any dwelling of human habitation under separate ownership or on a separate lot, one hundred (100) feet from the high water mark of any watercourse and fifty (50) feet from any property line or edge of road easement, whichever is closer.
 - e. Other accessory buildings may have a reduced side and rear minimum yard setback of twenty (20) feet.
4. Maximum structure height None.

C. Permitted Uses

1. Accessory buildings and uses related to permitted uses.
2. Agricultural activities.
3. Bed and breakfast establishments.
4. Campgrounds.
5. Community residential facilities serving eight (8) or fewer persons.
6. Daycare homes serving twelve (12) or fewer persons.
7. Dwellings, single family.
8. Guest ranches.
9. Home occupations.
10. Outdoor recreational activities, non-developed.
11. Parks.
12. Recreational vehicle parks.

D. Conditional Uses.

1. Commercial agricultural processing and storage facilities. On lots or combinations of

contiguous lots under common ownership that are ten (10) acres or greater in size, facilities for the commercial processing and storage of agricultural products such as packing plants, canneries, milk plants, and warehouses that are accessory to agricultural uses.

2. Commercial kennels on lots or combinations of contiguous lots under common ownership that are ten (10) acres or greater in size.
3. Community residential facilities serving nine (9) or more persons.
4. Daycare centers serving thirteen (13) or more persons.
5. Feed stores and associated feed storage facilities.
6. Golf courses, playfields, tennis courts, and other recreational facilities for games and sports.
7. Mining operations such as gravel pits.
8. Planned Unit Developments.

SECTION __. AGRICULTURAL – RESIDENTIAL. (A-R, 1/40 a.)

A. Purpose

This district recognizes existing farming and ranching operations. It also recognizes that Ravalli County has considerable acreage with poor soils that are unproductive for agricultural use such as bare ridges, steep slopes, and river bottoms. This classification encourages the continuing use of land for natural resource production and/or recreation; protects open lands not capable of supporting urbanized development due to biologic, physiographic or hydrologic constraints; protects open lands from untimely development, which tends to hamper sound resource production and to increase expenditures of public funds for supplying public services. Planned unit developments are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements.

1. Maximum density One (1) dwelling unit per forty (40) acres.
2. Minimum lot size One (1) dwelling unit per one (1) acre.
3. Minimum yard setbacks
 - a. Front Twenty-five (25) feet.
 - b. Side Fifteen (15) feet.
 - c. Rear Twenty-five (25) feet.
 - d. Buildings used for raising or housing livestock or fowl shall be set back one hundred (100) feet from any dwelling of human habitation under separate ownership or on a separate lot, one hundred (100) feet from the high water mark of any watercourse and fifty (50) feet from any property line or edge of road easement, whichever is closer.
 - e. Other accessory buildings may have a reduced side and rear minimum yard setback of fifteen (15) feet.
4. Maximum structure height None.

C. Permitted Uses.

1. Accessory buildings and uses.
2. Agricultural activities.
3. Bed and breakfast establishments.
4. Community residential facilities serving eight (8) or fewer persons.
5. Daycare homes serving twelve (12) or fewer persons.
6. Dwellings, single family.
7. Guest ranches.
8. Home occupations.
9. Parks.
10. Recreational vehicle parks.

D. Conditional Uses.

1. Campgrounds.
2. Commercial agricultural operations. On lots or combinations of contiguous lots under common ownership that are ten (10) acres or greater, facilities for the commercial processing and storage of agricultural products such as packing plants, canneries, milk plants, and warehouses that are accessory to agricultural uses.
3. Commercial kennels on lots or combinations of contiguous lots under common ownership that are ten (10) acres or greater in size.
4. Community residential facilities serving nine (9) or more persons.
5. Daycare centers serving thirteen (13) or more persons.
6. Feed stores and associated feed storage facilities.
7. Golf courses, playfields, tennis courts, and other recreational facilities for games and sports.
8. Mining operations such as gravel pits.
9. Planned Unit Developments.
10. Public and quasi public buildings and uses such as schools, community buildings, and churches.

SECTION __. RURAL RESIDENTIAL-1. (RR-1, 1/10 a.)**A. Purpose**

This district preserves the integrity and natural qualities of the rural environment; assures the continuation of the open and rural character of the district, provides for agricultural, recreational and residential uses in areas appropriate for those uses; and protects areas that cannot support more intense activities due to biological, physiographic and/or hydrological limitations. Planned unit developments are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements.

1. Maximum density One (1) dwelling unit per ten (10) acres.

2. Minimum lot size One-half (0.5) acre.
3. Minimum yard setbacks
 - a. Front Twenty-five (25) feet.
 - b. Side Fifteen (15) feet.
 - c. Rear Twenty-five (25) feet.
 - d. Accessory buildings may have a reduced rear minimum yard setback of fifteen (15) feet.
4. Maximum structure height Thirty-five (35) feet.

C. Permitted Uses.

1. Accessory buildings and uses related to permitted uses.
2. Agricultural activities.
3. Bed and breakfast establishments.
4. Community residential facilities serving eight (8) or fewer persons.
5. Daycare homes serving twelve (12) or fewer persons.
6. Dwellings, single family.
7. Home occupations.
8. Parks.

D. Conditional Uses.

1. Campgrounds.
2. Commercial kennels on lots or combinations of contiguous lots under common ownership that are ten (10) acres or greater in size.
3. Community residential facilities serving nine (9) or more persons.
4. Daycare centers serving thirteen (13) or more persons.
5. Golf courses, playfields, tennis courts, and other recreational facilities for games and sports.
6. Planned Unit Developments.
7. Public and quasi public buildings and uses such as schools, community buildings, and churches.
8. Recreational vehicle parks.

SECTION __ RURAL RESIDENTIAL-2. (RR-2, 1/5 a.)

A. Purpose.

This district is intended to provide for development in a more rural area which typically only includes one single family dwelling. At a dwelling density of one unit per five acres or more it accommodates those land uses which allow a small number of livestock and that is at the same time not large enough to be classified as AG or AG-R. The county has existing residential single family ownerships with horses, sheep, llamas or other animals but the individual dwelling unit acreage is not large enough to produce agricultural products or substantial income. The density of this district is compatible with existing neighborhood development.

B. Space and Bulk Requirements.

1. Maximum density One (1) dwelling unit per five (5) acres.
2. Minimum lot size One-half (0.5) acres.
3. Minimum yard setbacks
 - a. Front Twenty-five (25) feet.
 - b. Side Fifteen (15) feet.
 - c. Rear Twenty-five (25) feet.
 - d. Accessory buildings may have a reduced rear minimum yard setback of fifteen (15) feet.
4. Maximum structure height Thirty-five (35) feet.

C. Permitted Uses.

1. Accessory buildings and uses related to permitted uses.
2. Community residential facilities serving eight (8) or fewer persons.
3. Daycare homes serving twelve (12) or fewer persons.
4. Dwellings, single family.
5. Home occupations.
6. Parks.

D. Conditional Uses.

1. Agricultural activities.
2. Bed and breakfast establishments.
3. Campgrounds.
4. Community residential facilities serving nine (9) or more persons.
5. Daycare centers serving thirteen (13) or more persons.
6. Golf courses, playfields, tennis courts, and other recreational facilities for games and sports.
7. Planned Unit Developments.
8. Public and quasi public buildings and uses such as schools, community buildings, and churches.
9. Recreational vehicle parks.

SECTION __. LOW DENSITY RESIDENTIAL. (R-1, 1/1 a.)**A. Purpose**

This district recognizes the existence of rural residential areas that will come under pressure for more intense residential development. This district provides for a transition between low density rural residential areas to more urbanized areas. This transitional zone allows the community to meet residential needs, while limiting density due to environmental concerns. Planned unit developments are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements.

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| 1. Maximum density | One (1) dwelling unit per one (1) acres. |
| 2. Minimum lot size | Ten thousand (10,000) square feet. |
| 3. Minimum yard setbacks | |
| a. Front | Twenty (20) feet. |
| b. Side | Fifteen (15) feet. |
| c. Rear | Twenty (20) feet. |
| 4. Maximum structure height | Thirty-five (35) feet. |

C. Permitted Uses.

1. Accessory buildings and uses related to permitted uses.
2. Community residential facilities serving eight (8) or fewer persons.
3. Daycare homes serving twelve (12) or fewer persons.
4. Dwellings, single family.
5. Dwellings, two family.
6. Home occupations.
7. Parks.

D. Conditional Uses.

1. Agricultural activities.
2. Bed and breakfast establishments.
3. Community residential facilities serving nine (9) or more persons.
4. Daycare centers serving thirteen (13) or more persons.
5. Golf courses, playfields, tennis courts, and other recreational facilities for games and sports.
6. Planned Unit Developments.
7. Public and quasi public buildings and uses such as schools, community buildings, and churches.
8. Recreational vehicle parks.

SECTION __. MEDIUM DENSITY RESIDENTIAL. (R-2, 5/1 a.)**A. Purpose**

The purpose of this district is to recognize the existing residential neighborhoods of the community as well as those areas which are deemed appropriate for residential expansions. A variety of residential types, including multiple family and manufactured homes, will be accommodated to provide a balance of housing types within the community. Light commercial uses may be permitted in mixed use developments through the use of a Planned Unit Development. It is intended that this district be maintained and expanded to preserve the residential attractiveness in a mixed use atmosphere.

B. Space and Bulk Requirements.

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| 1. Maximum density | Five (5) dwelling units per one (1) acre. |
| 2. Minimum lot size | Four thousand (4,000) square feet. |
| 3. Maximum lot coverage | Fifty (50) percent. |
| 4. Minimum yard setbacks | |
| a. Front | Ten (10) feet. |
| b. Side | Five (5) feet, or one-third (1/3) the building height, whichever is greater. |
| c. Rear | Ten (10) feet. |
| 5. Maximum structure height | Thirty-five (35) feet. |

C. Permitted Uses

1. Accessory buildings and uses related to permitted uses.
2. Daycare homes serving twelve (12) or fewer persons.
3. Daycare centers serving thirteen (13) or more persons.
4. Dwellings, single family. Dwellings, two family.
5. Home occupations.
6. Parks.
7. Public and quasi public buildings and uses such as schools, community buildings, and churches.

D. Conditional Uses

1. Bed and breakfast establishments.
2. Community residential facilities serving eight (8) or fewer persons.
3. Community residential facilities serving nine (9) or more persons,
4. Dwellings, multi family.
5. Manufactured home parks.
6. Planned unit developments containing residences.

SECTION __. HIGH DENSITY RESIDENTIAL. (R-3, 20/1 a.).

A. Purpose

This district is designated as high density in order to accommodate dwellings concentrated within an area which has or should have critical infrastructure such as water, sewer, adequate streets and roadways, schools, and other public facilities.

B. Space and Bulk Requirements.

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| 1. Maximum density | Twenty (20) dwelling units per one (1) acre. |
| 2. Minimum lot size | None. |
| 3. Maximum lot coverage | Fifty (50) percent. |
| 4. Minimum yard setbacks | |
| a. Front | Ten (10) feet. |

- b. Side Five (5) feet or not less than one-third (1/3) the building height, whichever is greater.
- c. Rear Ten (10) feet.
- 5. Maximum structure height Forty-five (45) feet.

C. Permitted Uses

- 1. Accessory buildings and uses related to permitted uses.
- 2. Community residential facilities serving eight (8) or fewer persons.
- 3. Community residential facilities serving nine (9) or more persons.
- 4. Daycare homes serving twelve (12) or fewer persons.
- 5. Daycare centers serving thirteen (13) or more persons.
- 6. Dwellings, multi family.
- 7. Dwellings, single family.
- 8. Dwellings, two family.
- 9. Home occupations.
- 10. Parks.
- 11. Public and quasi public buildings and uses such as schools, community buildings, and churches.

D. Conditional Uses

- 1. Bed and breakfast establishments.
- 2. Business, professional or governmental offices.
- 3. Personal services establishments.
- 4. Planned unit developments that combine residential and light commercial uses such as a coffee shop, community center, park, day care center and postal service. Locations of the light commercial uses and the layout of the residential areas are to be integrated into a design that promotes a "sense of community."

SECTION __. NEIGHBORHOOD COMMERCIAL (NC)

A. Purpose

This district provides for limited retail, personal and professional services to the neighborhood in which they are located. A neighborhood commercial district can serve as a transitional zone between residential and more intensive commercial operations. This district can also provide for rural commercial nodes where they may be appropriate to provide services to a rural community. The uses should be at the same intensity level and structural scale of the neighborhood in which they are located. Such developments are ideally clustered to provide centers of commercial activity.

B. Space and Bulk Requirements.

- 1. Maximum density None.

2. Minimum lot area None.
3. Maximum lot coverage Seventy-five (75) percent.
4. Minimum yard setbacks
 - a. Front Fifteen (15) feet.
 - b. Side None. Ten (10) feet if adjacent to an existing residential use.
 - c. Rear None. Fifteen (15) feet if adjacent to an existing residential use.
5. Maximum structure height Forty-five (45) feet.

C. Permitted Uses.

1. Accessory buildings and uses related to permitted uses.
2. Bed and breakfast establishments.
3. Business, professional or governmental offices.
4. Community residential facilities serving eight (8) or fewer persons.
5. Community residential facilities serving nine (9) or more persons.
6. Daycare homes serving twelve (12) or fewer persons.
7. Daycare centers serving thirteen (13) or more persons.
8. Dwellings, single family.
9. Dwellings, two family.
10. Feed stores and associated feed storage facilities.
11. Home occupations.
12. Neighborhood retail and personal services facilities including and similar in scope, but not limited to, barber shop, beauty shop, retail food store (maximum floor area of 3,000 square feet), hotel/motel, laundrette, professional or business office, restaurant, shoe repair/tailor shop, art/photography studio.
13. Parks.
14. Temporary seasonal sales of Christmas trees and fireworks.

D. Conditional Uses.

1. Mini warehouses.
2. Planned Unit Developments.
3. Public and quasi public buildings and uses such as schools, community buildings, and churches.

SECTION __. COMMERCIAL. (C)

A. Purpose

This district is intended to accommodate the business and commercial uses which have operations that require space and access to the major transportation facilities serving the community. The district should accommodate these uses while preserving the traffic carrying capacity of the road system, and the desirability of abutting land for residential development.

B. Space and Bulk Requirements.

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| 1. Maximum density | None. |
| 2. Minimum lot size | None. |
| 3. Minimum yard setbacks | |
| a. Front | Twenty (20) feet. |
| b. Side | None. |
| c. Side adjacent to street | Ten (10) feet. |
| d. Rear | None. |
| 4. Maximum structure height | Forty-five (45) feet. |

C. Permitted Uses

1. Uses permitted in the R-1, R-2, R-3, and NC districts.
2. Accessory buildings and uses, including a residential use accessory to a primary use.
3. Agricultural activities.
4. Amusement centers, entertainment facilities and recreational facilities in enclosed buildings.
5. Automobile, truck, motorcycle, recreational vehicle and mobile home sales, repair and services.
6. Bars.
7. Casinos.
8. Commercial kennels.
9. Fraternal clubs.
10. Hotels/motels.
11. Medical facilities and services.
12. Meeting halls.
13. Microbreweries.
14. Nightclubs.
15. Printing and publishing establishments.
16. Public and quasi public buildings and uses such as schools, community buildings, and churches.
17. Public utility installations and offices.
18. Restaurants.
19. Retail sales and services establishments, up to fifty thousand (50,000) square feet in size.
20. Temporary use of open land for meetings, circuses and carnivals.
21. Temporary use of open land for meetings, circuses and carnivals.
22. Veterinary services.
23. Wholesale business.
24. Wineries.

No business, trade or industry shall be permitted in the Commercial (C) District that is noxious or offensive by reason of emission of odor, dust, smoke, gas, vibration or noise, or that imposes any extraordinary hazard to life or property.

D. Conditional Uses.

1. Mini warehouses.
2. Planned unit developments.
3. Recreational vehicle parks.
4. Retail sales and services establishments greater than fifty thousand (50,000) square feet in size.
5. Shopping center.

E. Screening and Buffering.

Where a non-residential use in this district abuts a residential or institutional use, the use shall be effectively screened at the property line on all sides which adjoin or face the residential district or institutional use by an acceptably designed, sight obscuring wall, fence or planting screen. The fence, wall or planting screen shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. Where terrain or other natural features effectively serve as a screen, no wall, fence or planting screen is required.

F. Fencing

The following must be protected by a fence not less than six in height: (1) outdoor storage of materials or equipment, (2) above ground storage of flammable liquids, gasses, or other material, and (3) electrical substations, gas regulator stations and microwave reflectors.

G. Lighting

Lighting must be shielded to avoid casting direct light on adjacent residential uses or institutional uses providing human care.

SECTION __. INDUSTRIAL (I)**A. Purpose**

This district is intended to provide for efficient and functional operation of heavy fixed equipment or machinery, manufacturing, processing, and other industrial uses in appropriate locations. Industrial uses which produce noise, smoke, dirt, vibration, glare or similarly obtrusive nuisances shall be regulated to minimize the impact on the public health and safety. These activities generally require reasonable access to major transportation facilities, need extensive open storage and service areas and generate heavy traffic. To help ensure efficiency and function of industrial uses, protection from incompatible residential and commercial uses is necessary.

B. Space and Bulk Requirements.

1. Maximum density None.
2. Minimum lot size None.
3. Minimum yard setbacks

- a. Front Fifty (50) feet.
- b. Side Twenty-five (25) feet.
- c. Rear Twenty (20) feet.
- 4. Maximum structure height None.

C. Permitted Uses.

- 1. Uses permitted in the NC and C districts except residences (unless as an accessory use as provided for in the C District), daycare centers, institutions such as schools and colleges, places of worship, community residential facilities, hospitals, libraries, and fraternal clubs.
- 2. Auction rooms
- 3. Building and storage yards.
- 4. Cement, concrete and paving products, including mixing plants.
- 5. Commercial agricultural processing and storage facilities.
- 6. Fabrication or assembly of products from pre-structured materials or compounds.
- 7. Farm machinery and heavy equipment repair and sales.
- 8. Freight terminals, truck or rail.
- 9. Ice plants and storage.
- 10. Industrial laboratories.
- 11. Intensive agricultural operations.
- 12. Large scale industries.
- 13. Machine shops.
- 14. Manufacturing or processing facilities such as those for:
 - a. Products from organic material, chemicals, glass, leather, metal, minerals, stones, gravel, sand or earth.
 - b. Foodstuffs, textiles, electrical and plumbing components, wood, leather, paper or plastic.
- 15. Machine shops
- 16. Mining operations such as gravel pits.
- 17. Pharmaceutical products manufacture.
- 18. Railroads and all associated uses.
- 19. Research laboratories, experimental and testing.
- 20. Retail lumber yards.
- 21. Rocks, sand and gravel processing and distribution.
- 22. Storage yards and warehouses.
- 23. Utilities installations and offices.
- 24. Warehousing.
- 25. Welding, sheet metal shops, steel products fabrication.
- 26. Woodworking and cabinet shops.

D. Conditional Uses

- 1. Auto wrecking, scrap, salvage yards:
A solid fence at least eight feet high must enclose the use or a screen of evergreen trees or shrubs at least eight feet high at maturity must be planted. The fence or screen must be

- maintained.
- 2. Bulk storage of flammable liquids or gases or other hazardous materials above ground:
All uses set back three hundred (300) feet from a lot line or roadway.
- 3. Meat packing, processing, rendering plants:
 - a. Any building or structure used to retain animals or process animal products must be at least 300 feet from a residential district or institutional use.
 - b. A solid fence at least eight feet high must enclose the use, or a screen of evergreen trees or shrubs at least eight feet high at maturity must be planted. The fence or screen must be maintained.
- 4. Planned Unit Developments.
- 5. Sanitary landfills.
- 6. Shopping centers.

E. Screening and Buffering

Where a non-residential use or off-street parking area abuts a residential use, the use shall be effectively screened at the property line on all sides which adjoin or face the residential district or institutional use by an acceptably designed sight obscuring wall, fence or planting screen. The fence, wall, or planting screen shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. Where terrain or other natural features effectively serve as a screen, no wall, fence or planting screen is required.

F. Fencing

The following must be protected by a fence not less than six in height: (1) outdoor storage of materials or equipment, (2) above ground storage of flammable liquids, gasses, or other material, and (3) electrical substations, gas regulator stations and microwave reflectors.

G. Lighting

Lighting must be shielded to avoid casting light on adjacent residential uses or institutional uses providing human care.

SECTION __. INSTITUTIONS DISTRICT (INS)

A. Purpose

This district recognizes buildings and facilities which serve wide public needs. Existing facilities can be modified, added to, or new units constructed. Proposed new structures and associated facilities, such as playing fields and other recreational areas must be close to existing or proposed infrastructure, such as water, sewer, roads and service facilities. Proposals for all new and additional structures must be reviewed by the Planning Board.

B. Space and Bulk Requirements.

- 1. Maximum density None.

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|-----------------------------|---|
| 2. Minimum lot size | None. |
| 3. Maximum lot coverage | Forty-five (45) percent. |
| 4. Minimum yard setbacks | |
| a. Front | Twenty-five (25) feet. |
| b. Side | Ten (10) feet. |
| c. Rear | Twenty-five (25) feet. |
| 5. Maximum structure height | Forty-five (45) feet, except when permitted as a conditional use. |

C. Permitted Uses.

1. Accessory buildings and uses related to permitted uses.
2. Airports and landing fields.
3. Cemeteries, crematories and mausoleums.
4. Golf courses, playfields, tennis courts, and other recreational facilities for games and sports.
5. Governmental offices and administrative buildings.
6. Military installations.
7. Open land owned by public agencies/government.
8. Orphanages, charitable institutions, mental health institutions, rehabilitation centers, correctional institutions.
9. Outdoor recreational activities, non-developed.
10. Parks, parkways, trails, pathways, gardens, arboretums, land reserves, undeveloped open space and related public facilities.
11. Private physicians offices and clinics in the immediate vicinity of a public medical facility.
12. Public and non-profit camps.
13. Public and non-profit coliseums, assembly halls, stadiums, and gymnasiums.
14. Public and non-profit quasi-public institutions, including schools, colleges, universities, churches, clinics, convalescent homes, homes for the aged, and physical rehabilitation centers.
15. Public and non-profit zoos, exhibits, libraries, museums and art galleries.
16. Public buildings and memorials.
17. Public water systems, water storage facilities, wastewater treatment systems and sewage treatment plants.
18. Utilities installations.

D. Conditional Uses.

1. Structures greater than forty-five (45) feet in height.